



SAM J. WEST III
ARCHITECT, AIA

August 21, 2006

Project Narrative

The Kyoto Japanese Restaurant is in a building about thirty-five years old. The building has been added to and remodeled several times. The building design is consistent with buildings designed in that time period and has been consistent with several buildings in the immediate vicinity until recently. The changes along both sides of the canal bank in this area make the building look out of place. Photos of buildings in the area are attached.

This restaurant has been here more than twenty-two years. During that time the owner has developed a local restaurant business which is a landmark. With all the changes occurring in the area the owner wants to upgrade the building and develop a visually satisfying presence on the canal.

Examination of the building shows utilization of the existing building as part of improving the property is not economically feasible. The study has resulted in the goal of creating a mixed use project by relocating the existing Kyoto Bowl Restaurant on this site and adding retail and office space. This goal creates several challenges, some of which are:

Developing a pleasing and functional connection with the canal bank improvements.

Recognizing a future pedestrian connection between the canal and Stetson Drive.

Keeping the restaurant in business while new facilities are built.

Increasing existing parking by creating new on site parking.

Increasing the use of the property by adding retail and office components.

Improving the built environment along Stetson Drive.

The proposed building accomplishes all the objectives.

The use of dining decks along the canal creates a strong connection with the soon to be installed pedestrian paths along the canal.

The orientation of the building, the dining area and decks provide for the connection of the project to the canal and the future park. The connection is further strengthened by the use of folding glass doors on the northeast end of the restaurant.

Kyoto Restaurant 040817: 1 of 2



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The building is set back somewhat from Stetson Drive to make it possible to use vegetation as a canopy. The use of trees creates greater sense of tranquility and has a cooling effect in the warmer months. These ingredients serve to create a better sense of place for pedestrian traffic. This promotes a more open view coming from the east. The intent of the Downtown Guidelines to provide shade along sidewalks will be accomplished by planting trees. This will be very similar to the shade provided by the trees at the Bischoff plaza located southeast of Main and Brown. The building will have a patio with a street entrance along with a low plaster wall on the Stetson Drive side.

The onsite parking will be increased from seventeen spaces to forty-seven spaces. This reduces the demand for off site parking by approximately thirty spaces and will increase the amount of street parking available to the public.

The property is eligible for a FAR increase of .5. The FAR as proposed is approximately .85. As a part of this application we request the FAR be increased to 1.1.

The introduction of retail and office space will promote more daytime pedestrian traffic.

No common design theme (or look) exists in the area. The building design spectrum ranges from southwestern low, one story, slump block to thirteen story towers. See attached photos.

The building design is a continuation of the individuality expressed in building design throughout Downtown Scottsdale. This building exterior uses the same types of exterior finish materials (clay roof tile, stone, brick and plaster) found in all the new buildings north and south of the canal. The exterior materials proposed for this project will be different in color and texture. The roof tile is the same as one of the tiles being used on the new retail buildings along Marshal way north of the canal.

Suspended, retractable canvas awnings will be utilized to provide adjustable shade as needed during times when the sun or temperatures require shade. These awnings are an integral part of the building design and will introduce a festive atmosphere to the building. All four sides of the building are on public ways and have been given careful design consideration.

The restaurant portion of the new building will be constructed first, thus making it possible for the restaurant to stay in operation throughout the construction process. The existing building will be demolished upon completion of the restaurant portion of the new building.

Kyoto Restaurant 040817: 2 of 2

**8160 NORTH HAYDEN, BUILDING J, SUITE #210
SCOTTSDALE, ARIZONA
85258-2467**

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TELEFAX: 480.994.5718
EMAIL: SAM@SAMJWEST.COM**

NOTE:
REFER TO SITE PLAN WORKSHEET FOR
DIMENSIONS AND ADDITIONAL DATA.

EDGE OF CANAL
 8' CMU RETAINING WALL
 PROPOSED CANAL BANK
 PEDESTRIAN PATH
 10' PATIO SETBACK LINE
 ELECTRICAL SWITCH CABINETS
 ELECTRICAL TRANSFORMER
 NEW PLASTER OVER GCM
 DUMPSTER ENCLOSURE
 WITH WOOD GATES
 EXISTING BUILDING
 TO BE REMOVED
 ELECTRICAL TRANSFORMER
 BIKER RACK
 NEW UNDERGROUND POWER LINE
 NEW DRIVE
 PART OF ADJACENT CONSTRUCTION
 NEW BUILDING

ARIZONA CANAL

EAST STETSON DRIVE

--- OUTSIDE WALL LINE ABOVE

— NEW PAVNS BRICK PLAZA

NEW CAR

SCOTTSDALE ROAD

PROJECT DATA:	
ADDRESS:	7135 EAST 47TH DRIVE
ASSESSOR'S PARCEL NUMBER:	71-31-23
ZONING:	C-1 D
NET LOT AREA:	0.56 AC. 502 SQ. FT.
GROSS BUILDING AREA:	1,314 SQ. FT.
GROSS AREA N/L FL:	1,574 SQ. FT.
GROSS AREA 2ND FL:	10,482 SQ. FT.
NET BUILDING AREA:	12,056 SQ. FT.
NET AREA N/L FL:	12,056 SQ. FT.
NET AREA 2ND FL:	10,252 SQ. FT.
PARKING REQUIRED:	14 SPACES
PARKING PROVIDED:	31 SPACES
UNDERGROUND:	36 SF
TUGGLAND:	28 SF
SUBBASE:	44 SF
PREVIOUS CREDIT:	0 SF
RECEIVED NET LOT GROSS:	105 SF
TOTAL:	105 SF
FRONT OPEN SPACE:	136.50 SQ. FT.
LEFT OPEN SPACE:	1,843.50 SQ. FT.
TOTAL OPEN SPACE:	1,980.00 SQ. FT.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SITE PLAN

107-DR-2005
REV: 8/22/2006

REVISION 4	4.13.2004	RAFP	ACB NO. 04061
REVISION 3	4.13.2004		APPRAISER: SA
REVISION 2	4.13.2004	ADM DIR	DRAWN BY:
REVISION 1	10.9.2004		SCALE: F x 1/2" = 1'
REVISION 0	10.9.2004		DATE: 01/15/2006
REVISION 10	10.9.2004	PRINT	
REVISION 11	10.9.2004	LANDROLL	
REVISION 12	10.9.2004	PRINT/SERVICE	
REVISION 13	10.9.2004	BEST PRICP LDR	
REVISION 14	10.9.2004		
REVISION 15	10.9.2004	UNDEQD POUIN	
REVISION 16	10.9.2004	UNDEQD POUIN	
REVISION 17	10.9.2004	GRVWATER/GRS	
REVISION 18	10.9.2004	GRVWATER/GRS	
REVISION 19	10.9.2004	NORTH PROP. LN	
REVISION 20	10.9.2004		

REVISION:

DATE	DSBG	BY
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REVISION 01 10/15/2006

PRELIMINARY
SHEET

TEL: 460 304 3778
FAX: 460 304 3710

KYOTO JAPANESE RESTAURANT

A-01.

CANAL BANK PROBIETRIAN
PATH AND LANDSCAPING
BY OTHERS

CONCRETE WALL

VENTILATION FROM BELOW

SERVICE ENCLOSURE

NEW TRANSPORTER

BIKE RACK

DRIVE

LEASE SPACE

DRIVE TO BELOW

DRIVE AND PARKING

36" HIGH PLANTER

PAVING BRICK
PEDESTRIAN PLAZA

DESERT MUSEUM PALO VERDE - CERIDUUM HYBRID

IRONWOOD - OLNEYA TREOTA

AUTUMN BAGE - SALVIA GREGGII
SPACING: 4'-8" O.C.

DESERT SPOON - DASYLIRION WHISLERI
SPACING: 8'-8" O.C.

LANTANA - LANTANA MONTEVIDEENSIS "YELLOW"
SPACING: 4'-8" O.C.

GROUND MORNING GLORY - CONVULVULUS MAURITANICUS
SPACING: 2'-8" O.C.

PRELIMINARY LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"



DECORATIVE PAVING MATERIALS & COLORS

WALKS: PACIFIC CLAY BLEND: 60% RED FLASHED, 40% LIGHT IRONSPOT
DRIVES: PACIFIC CLAY BLEND: 80% LIGHT IRONSPOT, 20% RECYCLED
DECKS: PACIFIC CLAY BLEND: 10% RED FLASHED, 90% LIGHT IRONSPOT

REVISION 4	8/22/2005	PLAN
REVISION 5	8/22/2005	ADD DRIVE
REVISION 6	8/22/2005	PROCT
REVISION 7	8/22/2005	LANDSCAPE
REVISION 8	8/22/2005	PLANT SERVICE
REVISION 9	8/22/2005	WEST PROP LANE
REVISION 10	8/22/2005	UNDOING POWER
REVISION 11	8/22/2005	SLIGHT BANY
REVISION 12	8/22/2005	DRIVE SERVICES
REVISION 13	8/22/2005	DRIVE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

JOB NO. 04851
DRAWN BY: RJG
APPROVED BY:
SCALE: 3/32" = 1'-0"
DATE: 08/22/2005

REVISIONS:
DATE: 08/22/2005

PRELIMINARY
LANDSCAPE PLAN

SAFETY FIRST ARCHITECTURE, LLC
ARCHITECTURE AND PLANNING
1000 N. GAVIN AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85258
P: 480.344.7178
F: 480.344.7179

NEW BUILDING FOR:
KYOTO JAPANESE RESTAURANT
1700 EAST STETSON DRIVE
SCOTTSDALE, ARIZONA

SHEET NUMBER:
L-010
OF: 010 SHEETS

107-DR-2005
REV: 8/22/2006



107-DR-2005
REV: 8/22/2006

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

